

AT A MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION ON MARCH 18, 2015
IN MULTI-PURPOSE ROOM 2, SECOND FLOOR, COUNTY GOVERNMENT CENTER,
CHRISTIANSBURG, VIRGINIA:

I. CALL TO ORDER:

Mr. Miller, Chair, called the meeting to order.

II. DETERMINATION OF A QUORUM:

Ms. Disney established the presence of a quorum.

Present: Bob Miller, Chair
Scott Kroll, Vice-Chair
Cindy W. Disney, Secretary
Steve Howard, Member
Sonia Hirt, Member
Bryan Rice, Member
Bryan Katz, Member
Trey Wolz, Member
Chris Tuck, Board of Supervisors Liaison
Emily Gibson, Planning Director
Dari Jenkins, Planning & Zoning Administrator
Candace Ross, Sr. Program Assistant

Absent: Coy Allen, Member
Brea Hopkins, Development Planner

III. APPROVAL OF AGENDA:

On a motion by Mr. Kroll, and seconded by Mr. Katz and unanimously carried, the agenda was approved.

IV. APPROVAL OF CONSENT AGENDA:

On a motion by Mr. Kroll, and seconded by Mr. Howard, and unanimously carried the consent agenda was approved.

V. PUBLIC ADDRESS:

Mr. Miller opened the public address; however, there being no comments the public address was closed.

VI. OLD BUSINESS:

a. NRV Livability Initiative

Kevin Byrd, Executive Director of the NRV PDC gave an update on NRV Livability Initiative. Mr. Byrd presented slides that showed the initiative timeline. He explained that the Livability Initiative was a three-year planning process that provided the New River Valley's residents opportunities to share their ideas about what they would like to change in their communities in the future and what they would like to stay the same. Mr. Byrd went over the process used to gather the data using

various surveys, digital storytelling and interactive performance. The Plan's goals were broken down into four different themes: Enhancing Living and Working Environments, Preserving Rural Heritage and Community Character, Making the Business Environment More Productive and Resilient, and Building Healthy Communities.

b. 2015 Work Plan

Mrs. Gibson stated the final version of the 2015 Work Plan was included in the Planning Commission meeting packet for the evening. She said if the Commissioners have no additional comments, the 2015 Work Plan and the 2014 Annual Report will be forwarded to the Board of Supervisors. The Work Plan was endorsed by the Commission.

c. Fill Ordinance Amendments to Zoning Ordinance

Mrs. Gibson presented the background for Clean Fill text amendment to the zoning ordinance and suggested the Commission use this meeting as a work session to explore issues and concerns. Mrs. Gibson stated that tonight would be a starting point and that several additional revisions would follow. She indicated that she had invited both Marty McMahon, County Attorney and Doug Burton, County Engineer to join the Commission this evening and help answer questions.

Mr. McMahon provided some background on the issue of fill and how it was brought to the Board's attention in April 2014. He reinforced that his advice to staff was that the use (borrow/fill) was not a permitted use in any district and could only be approved as part of a plan review and approved by necessary staff.

Mr. Burton shared how his staff has encountered several requests related to fill. He also brought up the concerns he has associated with fill and karst topography. He also indicated that he felt the size could be modified to be larger for the lower level of fill and keep the pieces within the top 3-4 feet smaller in size.

Mr. Kroll voiced concerns with being careful to be consistent with approvals and for the Commission to consider the use in other districts outside of A-1. He also suggested adding volume and compaction of fill when applying for Special Use Permits.

Mr. Rice stated that he was concerned about the expense of a site plan for an average person and the volume and size of the fragments of the fill should be considered.

Mr. Katz asked that staff consider adding a time period to the ordinance so that the by-right versus Special Use Permit scale could be more easily separated. He also recommended looking at the density of the use in order to determine how intense the review/application process should be.

Mrs. Gibson thanked everyone for their questions and feedback and indicated staff would bring more information forward at the next meeting based on this evening's discussion.

VII. NEW BUSINESS:

a. Zoning Ordinance Amendment Referral for Consideration from the Board of Supervisors- Keeping Bees in Residential Districts

Mrs. Gibson said she wanted to make the Commission aware of the referral from the Board of Supervisors for study and recommendation. Mr. Kroll stated he would like representatives from the

New River Valley Beekeeping Association to share educational materials. Mrs. Gibson suggested creating a committee to discuss and gather information to present to the whole Commission. Mr. Miller agreed to compile a committee; Mr. Rice and Mr. Wolz volunteered. Mrs. Gibson said she knew of some local experts on the subject that she will contact to see if they are interested in joining the committee.

b. By-Laws

Mrs. Gibson asked the members to look over and review the current Commission's By-Laws. Mr. Miller said he would like to see a more up-to-date gender reference. Mr. McMahon also commented that he will assist the staff in reviewing the By-Laws.

VIII. LIAISON REPORTS:

Board of Supervisors: Mr. Tuck gave an update on the Fieldstone Project and that it has currently been tabled by the Board. He also stated that on April 8th the old School Board Building on Junkin Street will be auctioned.

Agriculture & Forestal District: No Report.

Blacksburg Planning Commission: No Report.

Christiansburg Planning Commission: No Report.

Economic Development Committee: No Report.

Public Service Authority: Mr. Howard attended the March 2nd meeting that was led by Mr. Brown. The two items that were on the agenda for the meeting was the request for approval of the FY 2015 capital improvement projects and the FY 2015 budget review.

Parks & Recreation: No Report.

Radford Planning Commission: Mr. Miller said an update from Price & Williams was given on work being done near the university they may include possible zoning changes. He also said Community Design Assistance Center is working on a Radford village project that might include mixed use, farmers market and residential.

School Board: Mr. Katz stated a presentation was given on a social studies program and briefly explained an app to be used by elementary students on the history of Christiansburg. He also said school will begin August 9th, 2015 and the last day will be May 18th, 2016.

Tourism Council: No Report.

Planning Director's Report: Mrs. Gibson asked for the Commission's input on which meeting they would prefer to hold in April; it was decided that the goal would be to meet on April 8th and the April 15th meeting will be used if needed. She also mentioned that a calendar will be included with the Planning Commission's packet that will show each month's events. Lastly, Mrs. Gibson stated that Solarize Blacksburg project was very successful in 2014 and in 2015 Solarize Montgomery County will be kicked off on Earth Day. She will have more information on this program in the coming weeks.

IX. ADJOURNMENT

There being no further business, the meeting was adjourned at 9:02 pm.

Chairman

Secretary